

Sterling Homes Corporation

“The Official Standard of Excellence”



**5514 Bryngrove Lane,
Berkshire Community**

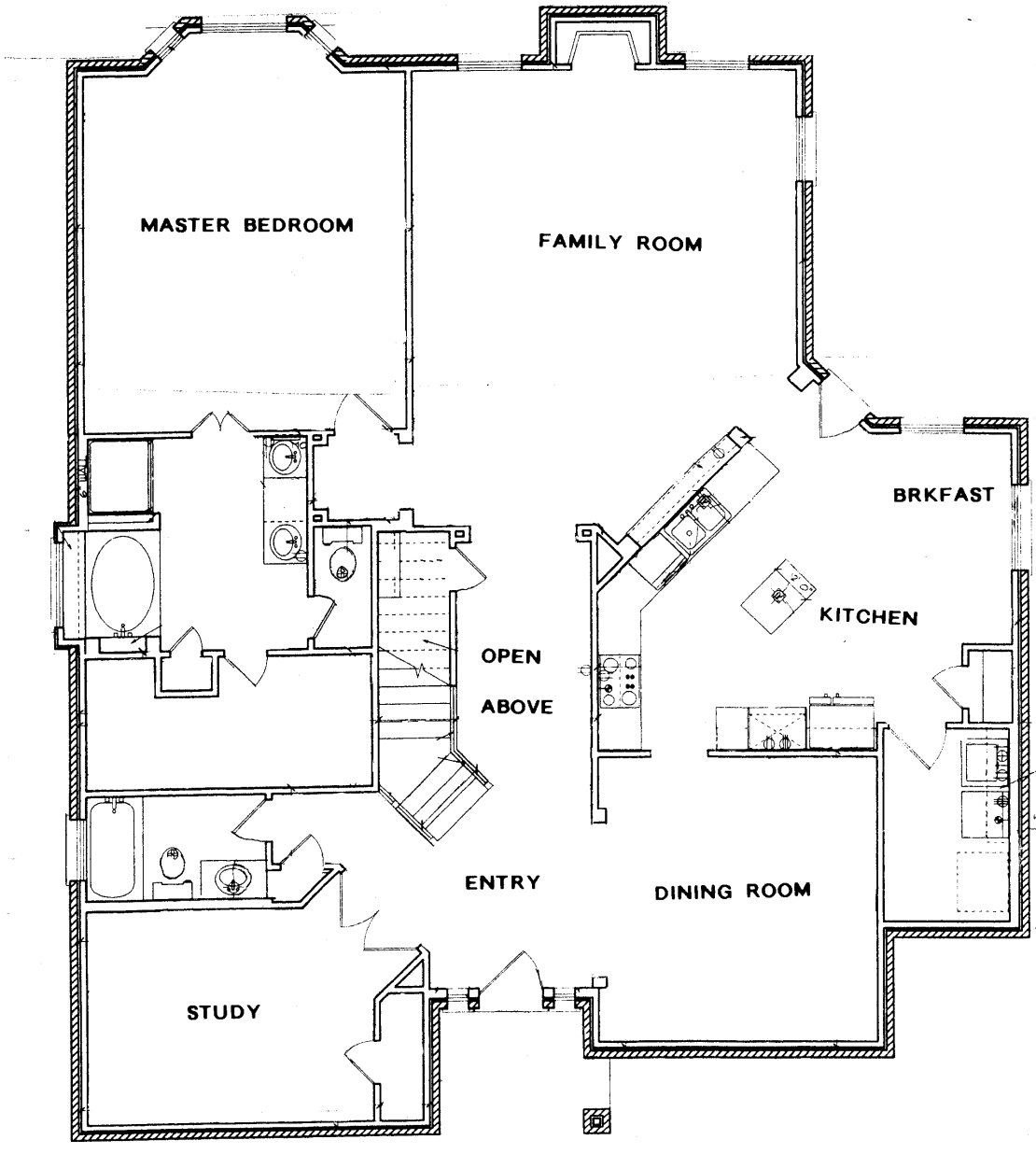
(713) 587-0007 FAX (713) 587-0008

Outstanding Features at 5514 Bryngrove Lane (It's all Included)

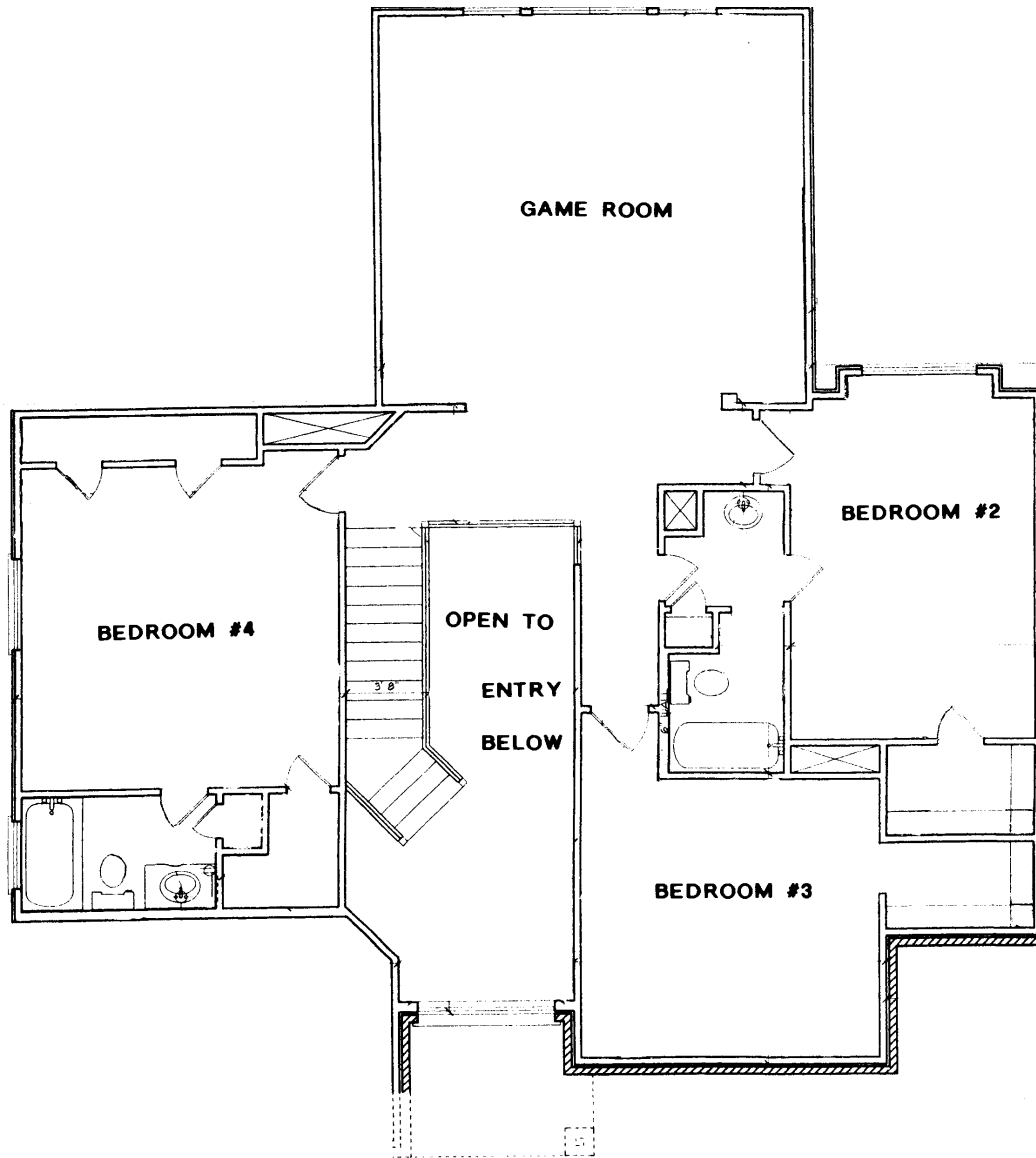
- **4 Bedroom, 4 full baths, large Family room and Game room, Island Kitchen with Breakfast nook, Study and Formal Dining room**
 - **Rich, mahogany-stained beveled glass entry door**
 - **Grand extended tile entry**
 - **Breathtaking ornamental iron staircase and wood banister**
 - **Decorative art niches**
 - **Rounded drywall corners**
 - **High quality carpeting**
 - **Beautiful cast stone fireplace with gas logs**
 - **Inset for television in family room**
- **Multi-optioned surround sound package in family room, master and game room**
 - **Solid granite island and kitchen countertops**
 - **Beautiful stained 42" cabinetry**
 - **Upgraded appliance package**
- **Recessed lighting in kitchen work area with separate lights over sink**
 - **Gourmet kitchen sink**
- **Ceramic tile flooring in kitchen, breakfast area, bathrooms and utility room**
 - **Featuring high ceilings with second story vaulted ceilings**
 - **Luxurious whirlpool bath in master suite**
- **Decorative frameless glass shower enclosure in master bath**
 - **Upgraded plumbing fixtures**
 - **Large closets and abundant storage areas**
 - **Professionally designed with decorative colors**
 - **Dual Trane 7-ton A.C. unit**
- **Smoke detectors with battery backup throughout home**
 - **Insulated double pane windows**
 - **Burglar resistant double locks on all windows**
 - **Single cylinder deadbolt locks on exterior doors**
 - **Pre-wired for security system**
 - **Seamless aluminum guttering and down spouts**
- **Great lot with an excellent view of community tennis courts and pool**
 - **Detached garage**
 - **Includes Refrigerator and Washer & Dryer**
 - **Approximately 3282 square feet**
 - **Appraised Value \$320,000**

\$259,000

The information contained herein is subject to errors, omissions, change of price, and other terms prior to sale or withdrawal without notice. Square footages are approximate.



PLAN #3282



2ND FLOOR